- 613 N. Rolling View Upgrades and Features:

- Items we added since purchasing home:
- Screened in porch upstairs when we moved in.
- Added Motorized Shade screen in upstairs screened in porch (3400)
- We added additional concrete to front parking area + rebuilt retaining walls around front of home. (cost $5500)
- Added chicken coop + run = $3500
- Replaced carpet in downstairs master (that was done with Baron carpet right after we purchased home)
- Replaced carpet on stairs Nov 2025 + added premium padding underneath
- Over the years we've replaced 3 pool pumps, but I didn't keep records of when. Maybe 3 years ago?
- Upgraded pool remote system ($5000). It was manual, now you just use app on phone to turn on lights, turn on hot tub, etc.
- In master nursery, we updated and put doors on it.
- Upstairs was remodeled in June of 2025. Upstairs flooring replaced (O' Krent: Trucor Prime; color: Burnably Oak), and most of the house was repainted and we added crown moldings to areas upstairs. New insulation added to attic.
- We planted several fruit trees on property; they are still tiny but one day will make a nice orchard. 1 Olive tree, 2 orange trees, 1 plum tree, 1 peach tree, 2 pomegranate trees
- On the adjacent lot we have an area for bon fires
- We upgraded the sprinkler system about 3 years ago as well.
- Garage floor painted May 2026
- Small shed added about 3 years ago alongside home.

Added fenced in grass area about 4 years ago.

- We've also replaced most of the toilets in the home.
- Updated light fixtures in Kitchen. It was 1 light above the island; we converted it to 3. Added new light fixture in Kitchen area (table) July 2025
- About 4 years ago updated wine refrigerator downstairs.
- Also replaced downstairs ice machine about 3 years ago.

- We added additional lighting to master bathroom.
- Added lighting + heater to master shower
- Replaced both garbage disposals (long time ago)
- Replaced dishwasher – it's been a while
- Replaced utility sink – May 2026
- Replaced utility room countertop – May of 2026
- May of 2026 updated Gazebo railing + freshly painted.
- May of 2026 outdoor kitchen cabinets rebuilt.
- When we moved in, we added platform area to attic so when a/c's needed maintenance there was room. We did this on both sides the house.
- We had rod iron re-painted about 3 years ago.

Other home features:

- Backyard has speakers installed though out
- 4 closets (2 in master + 2 bedrooms upstairs) have custom closet organization systems.
- 3 patios. 1 screened in, one covered, and 1 buy built in fireplace.
- Charming gazebo nestled among mature trees
- We have 2 cute custom iron gates.
- Double ovens + warming draw in upstairs kitchen. Downstairs additional oven making large Thanksgivings easy.

- Features downstairs:

- 2 large storage closets
- Full Kitchen with walk in pantry
- Gaming Area
- Dining Area
- Theater Area
- Gym
- Cousins room

- Full bathroom in Hallway
- 2nd master with bathroom connected and walk in closet.
- Utility room with tankless water heater (we have full water heater in garage. As it empties the tankless water heater fills main water heater with hot water – so you never run out)